Land Development Process

Utilities Development Services Recommended Sequence of Activities

**Annexation**

- Springs Utilities reviews annexation agreements and is a member of the Steering Committee. Springs Utilities representative is Bill Davis.

**Master Plan**

- Applicant prepares and submits to City Land Use Review Division for review by Springs Utilities:
  - Wastewater Master Facility Plan (if applicable)
  - Water Master Plan (if applicable)
  - Master Utility Plan (if applicable)
  - Gas and Electric Plans

- If applicable, Springs Utilities reviews master plans for system capacity, potable water quality, and future infrastructure needs.

**Rezoning**

**Concept Plan**

**Development Plan/PUD**

- Applicant prepares and submits to City Land Use Review Division for review by Springs Utilities:
  - Preliminary Utility Plan
  - Wastewater Master Facility Plan
  - Water Master Plan

- Springs Utilities reviews plans for access, capacity, easements, alignment, separation, looping, future extensions, and connections specific to gas, electric, wastewater and water.

**Final Plat**

- Applicant prepares and submits to City Land Use Review Division for review by Springs Utilities:
  - Final Plat

- Springs Utilities reviews the final plat for easements and vacations by plat.

- Tools:
  - Final Plat Terms and Conditions

*Note: City of Colorado Springs Land Use Review Division will determine what process your specific project needs to follow.*